



Committed to the future of rural communities.

Illinois Guaranteed Newsletter

ILLINOIS RURAL DEVELOPMENT IS #1!

2,729 Guarantee loans

\$206,516,751 housing dollars

Illinois Rural Development is the number one state in the NATION for guaranteed lending. We are thankful for all of our participating lenders who have discovered the benefits of 100% guaranteed financing for their clients and who continue to [THINK RD FIRST!](#) Thank you for making Illinois #1, and we look forward to serving you in FY06!

Congratulations to Rural Development's 2005 MILLION DOLLAR LENDERS!

DK Funding

Midland States Bank

State Bank of Lincoln

Taylor, Bean, & Whitaker

Amcore Bank N.A.

Regions Mortgage

Union Bank

Mid America Mortgage Services of IL

First Advantage Mortgage, LLC

First Federal Savings, Ottawa

Mazon State Bank

Marine Bank

The Bank, Charleston

South Central Illinois Mortgage

South Pointe Bank

Mainsource Bank of Illinois

Farmers National Bank of Griggsville

Ottawa Savings Bank

National Bank, Hillsboro

Clay City Banking Co.

Community State Bank

Delmar Financial Company

Mortgage One

National City Mortgage Company

Eagle Mortgage Brokerage, Inc.

Homeland Mortgage

Grundy Bank

JP Morgan Chase

Busey Bank

Farmers & Merchant's State Bank, Girard

Countrywide Home Loans, Inc.

HomeStar Bank

Illinois National Bank

Bank of Rantoul

Bradford National Bank

The Bank of Marion

First National Bank, Carmi

First Banker's Trust Co., Quincy

Peoples National Bank

America First Mortgage Co.

Central Illinois Bank

Farmers State Bank, Pittsfield

Prairie State Bank & Trust

Scott State Bank

Wykoff Mortgage Services, Inc.

ASAP Mortgage

MORE ON SECOND PAGE....

HAPPY NEW FISCAL YEAR 2006!

**October/November
2005**

2005 MILLION DOLLAR LENDERS CONTINUED....

Mortgage Makers, Edwardsville

**Citizens First National Bank,
Spring Valley**

Bank & Trust Co., Litchfield

Old National Bank

Central Bank Illinois

Byron Bank

Casey State Bank

CEFCU

Banterra Bank

First Community Bank, Olney

Peoples Bank & Trust, Pana

Standard Bank & Trust Company

Jersey State Bank

**60 lenders achieved over one million
dollars of 100% guaranteed financing!**

**165 Illinois lenders participated in the
guaranteed rural housing program in FY
2005.**

**THANK YOU AGAIN FOR YOUR
CONTINUED SUPPORT OF ILLINOIS
GUARANTEED FINANCING!**

PLEASE CONTINUE TO

THINK RD FIRST!



Up & Coming Lenders

1/2 million or more in 100% guaranteed financing loan dollars

Logan County Bank

Mount Morris Savings & Loan

Wells Fargo Bank, N.A.

Metrobank, N.A.

Murphy-Wall State Bank & Trust

First National Bank, Dieterich

First Neighbor Bank, N.A.

First National Bank, Ottawa

Pontiac National Bank

Pekin Savings Bank

Marine Bank & Trust, Carthage

Heartland Bank & Trust

Mercantile Trust & Savings

Litchfield National Bank

First National Bank & Trust, Rochelle

Hickory Point Bank & Trust

First National Bank, Mt. Carmel

Main Street Bank & Trust

Kent Bank

FIRSTCO Mortgage Corp.

Brown County State Bank

Centrue Bank

First Bank & Trust, Paris

First Robinson Savings Bank, N.A.

First Horizon Home Loan Corporation

First State Bank, Carthage

First Bank Mortgage

Twin Oaks Savings Bank

First National Bank in Olney

**THANK YOU to all of
our participating
lenders. Whether you
made 1 loan or 100
YOU contributed to the
success of Illinois Rural
Development.**

**More Illinois citizens
are homeowners
because of your efforts.**



\$\$\$\$ 2006 FUNDING UPDATE \$\$\$\$

FUNDING IS AVAILABLE



- **Complete application packages received by Rural Development will be funded upon receipt.**
- **No reservations are accepted or necessary at this time.**
- **Refinance funds are available upon request.**



**PLEASE HELP ILLINOIS CONTINUE
TO BE #1 IN 2006!**



NEW APPRAISAL AND INSPECTION FORM UPDATE

January 1, 2006 is the date to remember!

In the August/September newsletter it was reported that new appraisal forms would be required for all guaranteed loans effective November 1, 2005.

NEW INFO:

The new appraisal forms will be required beginning **January 1, 2006**.

The new January start date coordinates with Freddie Mac's deadline for appraisers to begin using all updated appraisal forms.

If an appraiser is already using the new forms, they will be accepted by Rural Development prior to January 1, 2006.



The HUD VC Sheet will soon be history!

DO NOT PANIC.....LITTLE HAS CHANGED!

As of **January 1, 2006** the HUD VC Sheet will no longer be a current form recognized by HUD. Rural Development will still accept VC Sheets until January 1, 2006 to fulfill RD inspection guidelines.

Rural Development has **two options** for lenders submitting loan packages as of January 1, 2006:

1. **FHA ROSTER APPRAISER:** If lenders order their appraisal from a FHA Roster appraiser an inspection will be completed at the time of the appraisal. **PLEASE NOTE THAT RURAL DEVELOPMENT WILL STILL OFFER GUIDANCE ON WHICH NOTED ITEMS MUST REQUIRE REPAIR.**

Log on: <https://entp.hud.gov/idapp/htm/apprlook.cfm>

There are 1,328 FHA Roster appraisers in Illinois as of 10-18-2005

2. **CONVENTIONAL APPRAISAL AND STATE LICENSED HOME INSPECTION REPORT:** Order a full interior/exterior appraisal from any Illinois licensed appraiser AND submit an Illinois licensed home inspection report. **PLEASE NOTE THAT RURAL DEVELOPMENT WILL REVIEW THE REPAIR RECOMMENDATIONS AND SELECT WHICH ITEMS ARE REQUIRED.**

THERMAL CERTIFICATIONS ARE STILL REQUIRED ON ALL DWELLINGS. IF A THERMAL WAIVER IS NEEDED CONTACT YOUR LOCAL RD OFFICE.

The majority of lenders already utilize a FHA Roster appraiser! HUD's decision to
VC Sheet should not negatively impact your business!

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HAPPY NEW FISCAL YEAR 2006!



CHANGES ARE MOVING IN RURAL DEVELOPMENT

NEW OFFICE LOCATION

NICKI MORGAN

Rural Development Manager

LORALI HEINTZELMAN

RD Technician

213 W. Pines

Oregon, IL 61061

815-732-6127 ext. 4

**Serving Carroll, Lee,
Jo Daviess, Stephenson, Ogle,
and Winnebago counties**

NEW FACES

JEFF DESPLINTER

Rural Development Manager

KEVIN VETOS

RD Specialist

Welcome:

MATTHEW HARRIS

RD Specialist

312 E. Backbone Rd., Ste. B

Princeton, IL 61356

815-875-8732 ext. 4

**Serving Bureau, Henry,
Marshall, Mercer, Putnam, Rock
Island, Stark, and Whiteside
counties**

NEW COUNTY ASSIGNMENTS

JEFF SEEFELDT

Rural Development Manager

338 South 36th Street

Quincy, IL 62301

217-224-9307 ext. 4

Working with:

DIANA BELKNAP

217-357-2188 ext. 4

**RD Technician for Hancock &
McDonough counties**

**Serving Adams, Brown, Pike,
Schuyler AND NOW
HANCOCK AND
MCDONOUGH counties**